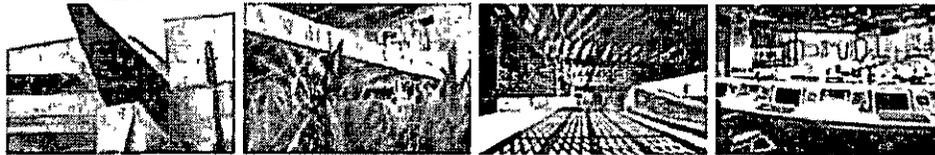


A U S T I N C I T Y C O U N C I L

AGENDA

Thursday, February 15, 2007

[+ Back](#) [Print](#)

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 52

Subject: C14-06-0149 – Rancho Alto 6 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 1701 McClannahan Drive, 1700 Stoebel Lane (Bear Creek Watershed) from interim-single-family residence-standard lot (I-SF-2) district zoning to single-family residence-standard lot (SF-2) district zoning. Staff Recommendation: To grant single-family residence-standard lot (SF-2) district zoning with conditions. Zoning and Platting Commission Recommendation: To grant single-family residence-standard lot (SF-2) district zoning with conditions. Applicant: Rancho Alto Ventures, Ltd (Doyle Wilson). Agent: Carlson, Brigance & Doering, Inc. (Steven P Cates) City Staff: Wendy Walsh, 974-7719

**Additional Backup
Material**

(click to open)

 Staff Report
For More Information:

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0149

Z.A.P. DATE: January 23, 2007
February 6, 2007

ADDRESS: 1701 McClannahan Drive; 1700 Stroebel Lane

OWNER: Rancho Alto Ventures, Ltd.
(Doyle Wilson)

AGENT: Carlson, Brigrance & Doering, Inc.
(Steven P. Cates)

ZONING FROM: I-SF-2 **TO:** SF-2 **AREA:** 0.340 acres (14,810 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 31, 2007, as provided in Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

January 23, 2007: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO FEBRUARY 6, 2007; BY CONSENT.*

[J. MARTINEZ; S. HALE – 2ND] (8-0) J. PINNELLI – ILL

February 6, 2007 *APPROVED SF-2 DISTRICT ZONING WITH A RESTRICTIVE COVENANT FOR THE TRAFFIC IMPACT ANALYSIS; BY CONSENT.*

[J. MARTINEZ, T. RABAGO – 2ND] (9-0)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of two platted lots within Phase I of the Rancho Alto subdivision under construction. The property was annexed into the City limits on December 31, 2005 and zoned interim – single family residence (I-SF-2) district. Rancho Alto is surrounded by land in the County, including single family residences on large lots to the west and south, and commercial uses and a manufactured home park along Manchaca Road to the east. Olympic Heights subdivision is located across Frate Barker Road to the north (I-SF-4A). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (Vicinity Map).

Consistent with the approved preliminary plan that was submitted prior to annexation and the recorded plat, the Applicant requests single family residence (SF-2) zoning. Please refer to Exhibits B and C (Preliminary Plan and Recorded Plat). SF-2 zoning is appropriate given the

size and setbacks of the platted lots, and is consistent with other related cases in Rancho Alto which are zoned I-SF-2.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Single family residences under construction
<i>North</i>	I-SF-2	Single family residences under construction in the Rancho Alto subdivision
<i>South</i>	I-SF-2	Single family residences under construction in the Rancho Alto subdivision
<i>East</i>	County	Manufacturing; Automotive repair; Manufactured home park; Service station; Shopping center; Cocktail lounge
<i>West</i>	I-SF-2	Single family residences under construction in the Rancho Alto subdivision

AREA STUDY: N / A

TIA: Is required – Please refer to A Attachment A

WATERSHED: Bear Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- 217 – Tanglewood Forest Neighborhood Association
- 384 – Save Barton Creek Association
- 385 – Barton Springs Coalition
- 428 – Barton Springs / Edwards Aquifer Conservation District
- 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 959 – Villages Neighborhood Association

SCHOOLS:

- Menchaca Elementary School
- Paredes Middle School
- Charles Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0104 – Olympic Heights West	I-RR to SF-4A	To Grant SF-2-CO for Tract 1 (12.5 acres) and SF-4A-CO for Tract 2; for Tract 1 the CO is for a 150' building setback along the north property line, a 100'	Approved SF-2-CO for Tract 1 and SF-4A-CO for Tract 2, as ZAP recommended (8-31-06).

		setback along the west property line with a 25' vegetative buffer adjacent to a single family use, a 120' building setback along the southeast property line, 1,500 trips across Tracts 1 & 2.	
C14-00-2073 – Pickard Tract, et al.	Unzoned to SF-2; SF-3; MF-2	Expired	Not Applicable

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 31, 2005.

The Preliminary Plan was approved by the Zoning and Platting Commission on May 3, 2005 (C8J-04-0188). Rancho Alto Phase I was recorded on February 10, 2006 (C8-04-0188.1A). The subject case represents one of nine cases that have been filed to provide permanent zoning to the Rancho Alto subdivision that is presently under construction (C14-06-0144 through C14-06-0152).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Frate Barker Road						
Rancho Alto Road						

CITY COUNCIL DATE: February 15, 2007

ACTION:

ORDINANCE READINGS: 1st

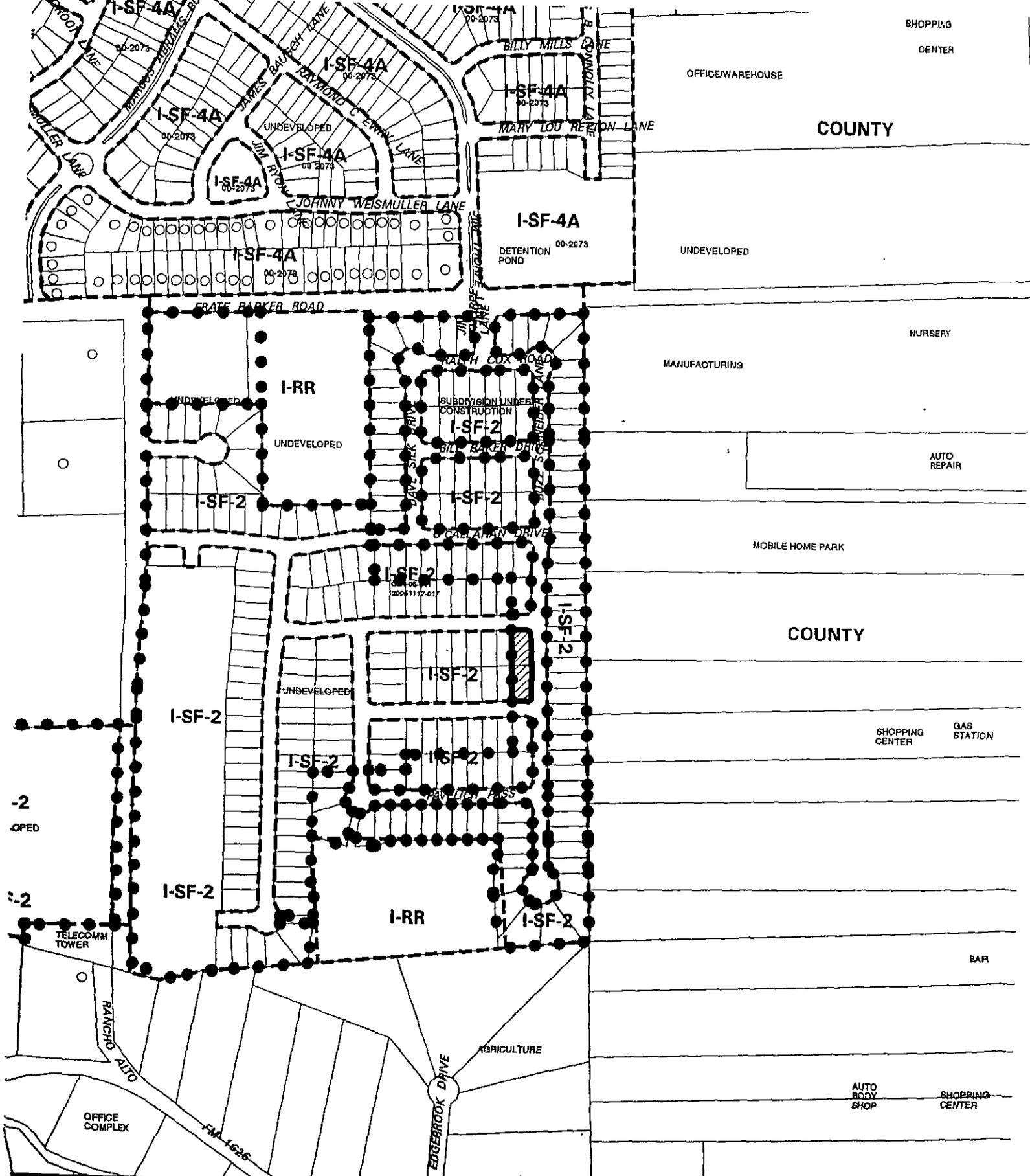
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	  	CASE #: C14-06-0149 ADDRESS: 1701 MCCLANNAHAN DR; 1700 STROEBEL LN SUBJECT AREA (acres): 0.340	ZONING Exhibit A DATE: 07-01 INTLS: SM	CITY GRID REFERENCE NUMBER D12

MANGHAGA ROAD

PALEO ROAD

NURSERIES

MANUFACTURING

CONSTRUCTION

AUTO REPAIR

MOSQUE

COUNTY

INDUSTRIAL

BAR

SHOP

RALEIGH ROAD

SUBDIVISION

RALEIGH ROAD

OCALTA HANDE

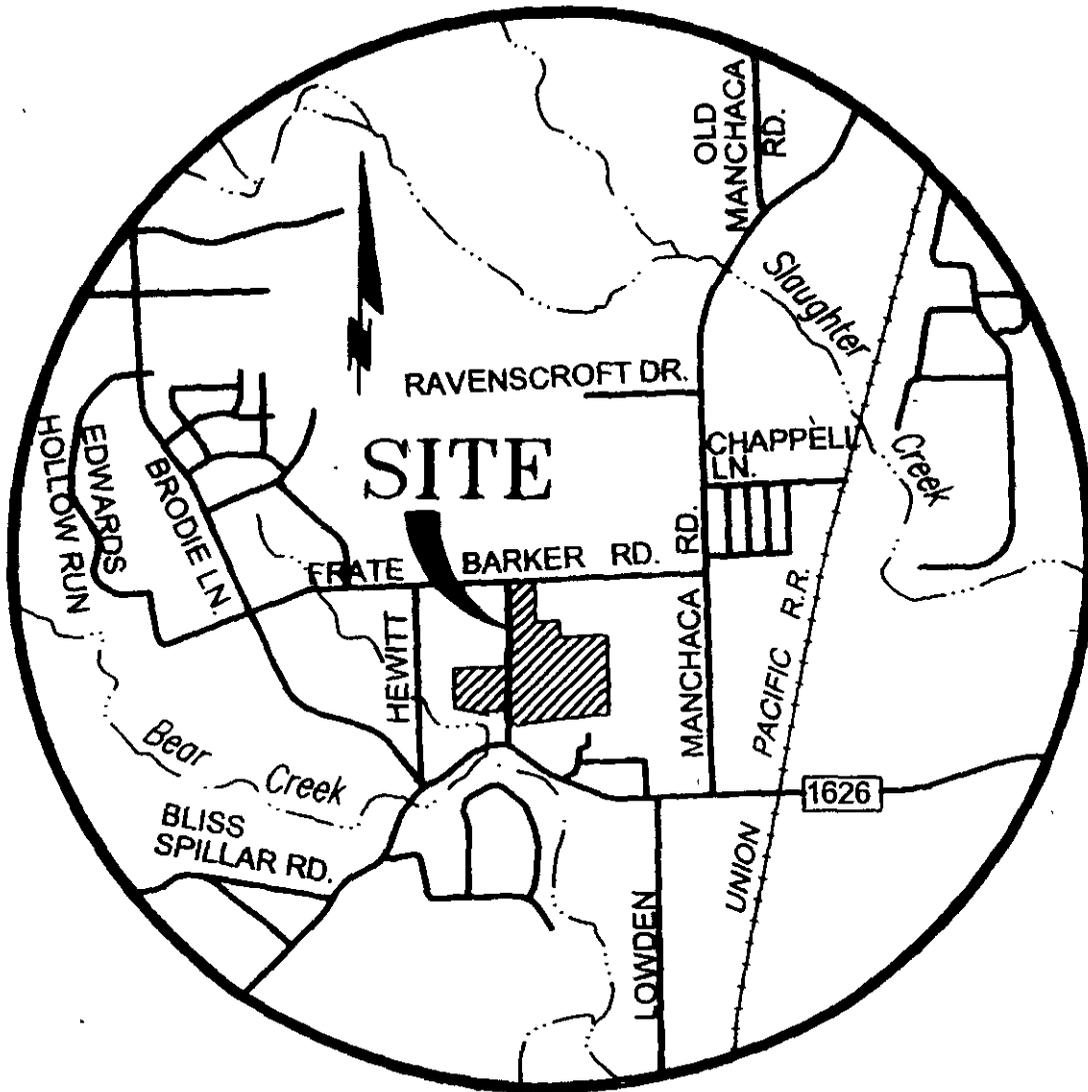
UNDEVELOPED

RANCHO ALTO ROAD

TELECOM TOWER

NORTH

EXHIBITION



LOCATION MAP

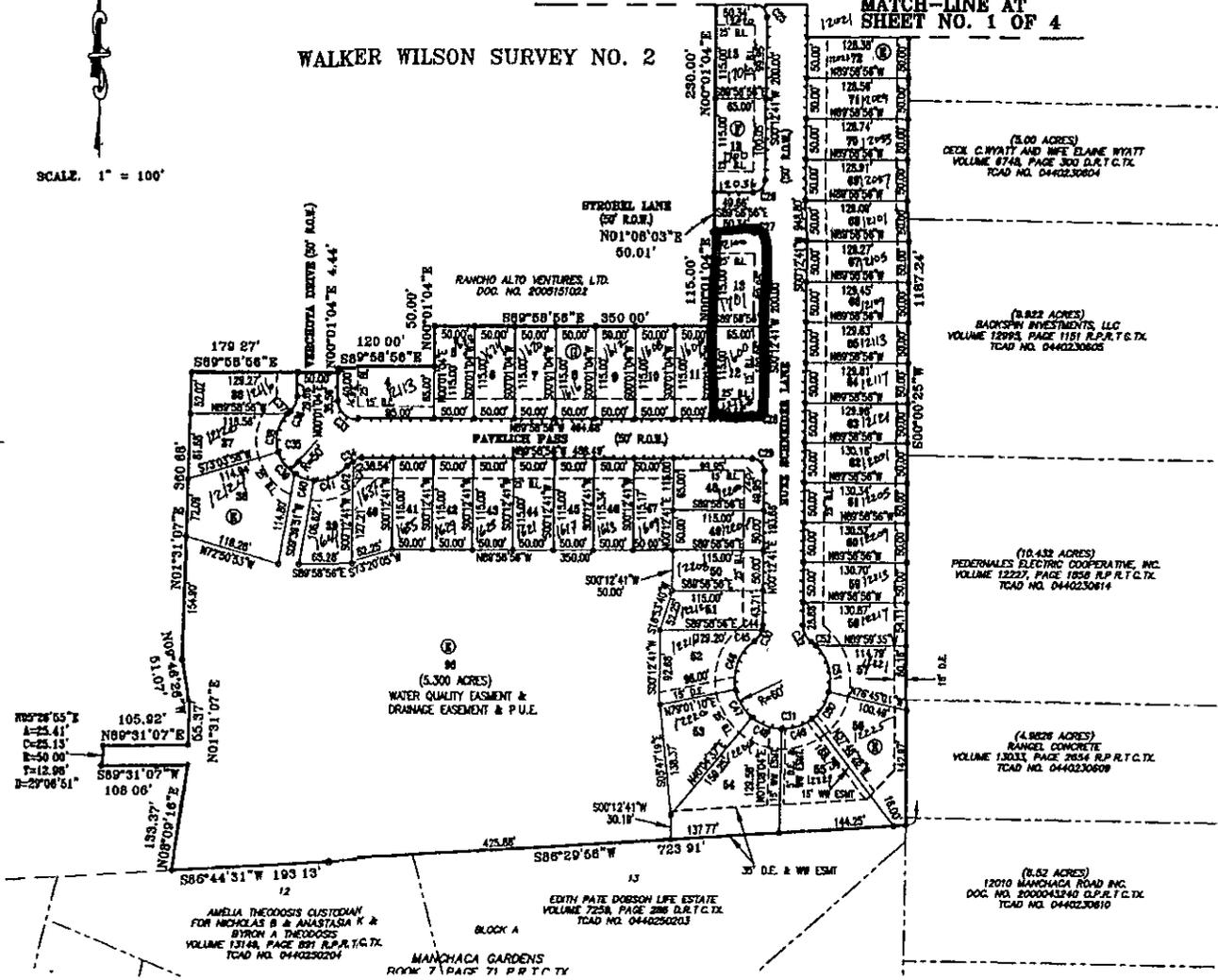
EXHIBIT A-2

RANCHO ALTO PHASE I

MATCH-LINE AT SHEET NO. 1 OF 4

MATCH-LINE AT SHEET NO. 1 OF 4

WALKER WILSON SURVEY NO. 2



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.02	24.79	35.16	N45°12'29"W	89°25'23"
C2	25.00	39.02	24.79	35.16	N45°12'29"W	89°25'23"
C3	25.00	31.03	18.02	28.01	S44°56'50"E	87°24'23"
C4	20.00	31.80	20.30	28.50	S45°03'01"W	87°09'57"
C5	25.00	21.03	11.18	20.41	S69°18'28"E	48°11'33"
C6	50.00	163.14	82.54	99.62	S49°18'45"W	186°56'56"
C7	25.00	21.03	11.18	20.41	N24°04'01"W	48°11'33"
C8	25.00	39.02	24.79	35.16	N45°12'29"W	89°25'23"
C9	15.00	21.57	15.01	21.22	N45°02'18"E	90°01'17"
C10	15.00	21.57	15.01	21.22	N45°02'18"E	90°01'17"
C11	15.00	21.57	15.01	21.22	N45°02'18"E	90°01'17"
C12	15.00	21.57	15.01	21.22	N45°02'18"E	90°01'17"
C13	25.00	39.02	24.79	35.16	S44°57'41"W	89°24'25"
C14	25.00	21.03	11.18	20.41	S69°18'28"E	48°11'33"
C15	50.00	162.13	80.30	98.97	N44°41'57"W	185°47'11"
C16	25.00	21.03	11.18	20.41	S45°03'01"W	87°09'57"
C17	15.00	21.57	15.01	21.22	N45°01'56"E	90°02'42"
C18	15.00	21.57	15.01	21.22	N45°02'18"E	90°01'17"
C19	15.00	21.57	15.01	21.22	N45°01'56"E	90°02'42"
C20	15.00	21.57	15.01	21.22	N45°01'56"E	90°02'42"
C21	325.00	44.83	22.48	44.83	N03°57'39"E	97°54'08"
C22	278.00	56.92	16.52	36.96	N04°03'52"E	97°42'22"
C23	325.00	43.71	21.89	43.88	N04°03'52"E	97°42'22"
C24	15.00	21.51	14.85	21.18	S45°04'52"W	87°48'24"
C25	15.00	21.51	14.85	21.18	S45°04'52"W	87°48'24"
C26	15.00	21.51	14.85	21.18	S45°04'52"W	87°48'24"
C27	15.00	21.51	14.85	21.18	S45°04'52"W	87°48'24"
C28	15.00	21.51	14.85	21.18	S45°04'52"W	87°48'24"
C29	15.00	21.51	14.85	21.18	S45°04'52"W	87°48'24"
C30	25.00	21.53	12.73	22.89	N27°11'43"E	53°58'05"
C31	60.00	201.53	43.84	70.59	S69°47'18"E	287°56'10"
C32	25.00	21.53	12.73	22.89	N27°11'43"E	53°58'05"
C33	25.00	39.27	25.00	35.36	S44°56'50"E	87°00'00"
C34	25.00	21.03	11.18	20.41	N65°55'23"E	48°11'23"
C35	50.00	162.85	80.21	99.25	S44°56'50"E	186°22'46"
C36	25.00	21.03	11.18	20.41	N65°55'23"E	48°11'23"
C37	25.00	21.03	11.18	20.41	N65°55'23"E	48°11'23"
C38	50.00	51.56	26.32	46.32	N12°37'12"E	39°04'27"
C39	50.00	34.75	18.11	34.04	N05°05'45"W	34°48'25"
C40	50.00	24.58	13.06	25.31	N17°24'58"W	28°18'02"
C41	50.00	45.48	24.44	43.41	N07°32'38"E	52°08'49"
C42	25.00	9.11	4.61	8.08	S52°18'02"W	20°54'42"
C43	25.00	11.92	6.07	11.20	N07°21'44"E	27°18'41"
C44	25.00	8.36	3.20	6.34	N07°24'58"W	14°34'00"
C45	25.00	17.19	8.95	18.85	N04°28'45"E	32°21'50"
C46	50.00	68.74	36.34	64.82	N11°35'51"E	65°09'36"
C47	60.00	48.78	21.21	46.00	S30°27'06"E	38°56'33"
C48	60.00	48.78	21.21	46.00	S30°27'06"E	38°56'33"
C49	60.00	48.78	21.21	46.00	N17°39'48"E	38°56'33"
C50	60.00	48.78	21.21	46.00	N32°43'15"E	38°56'33"
C51	60.00	48.38	34.34	59.61	N18°53'01"W	65°33'59"
C52	60.00	7.78	3.90	7.78	N30°01'13"W	67°28'24"
C53	275.00	35.18	17.62	36.18	N03°53'37"E	97°18'53"
C54	275.00	1.80	0.90	1.80	S07°43'48"W	07°22'28"
C55	25.00	2.74	1.37	2.74	S03°08'34"E	06°18'38"
C56	25.00	19.29	9.57	17.89	N07°18'15"E	47°54'45"
C57	50.00	45.08	24.20	43.57	N22°21'53"E	51°38'29"
C58	50.00	33.88	17.68	33.33	N22°58'07"E	38°56'33"
C59	50.00	34.08	18.08	35.29	N30°04'07"W	41°18'28"
C60	50.00	67.00	35.40	65.24	S09°20'18"W	63°51'43"
C61	25.00	6.07	3.05	6.06	S48°21'58"E	13°52'02"
C62	35.00	14.85	7.71	14.73	S72°27'40"W	34°18'21"
C63	50.00	8.14	3.97	8.13	N44°43'45"W	07°01'58"
C64	50.00	58.08	31.40	53.18	S07°22'40"E	64°15'53"
C65	50.00	35.11	18.32	34.40	S17°22'18"W	40°14'12"
C66	50.00	45.10	24.21	43.58	N01°24'53"E	57°49'36"
C67	50.00	20.72	10.51	20.57	R38°17'34"W	23°44'18"

EXHIBIT C
RECORDED PLAT

SHEET 2 OF 4

C&D Carlson, Brigrace & Doering, Inc.
Civil Engineering & Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH (512) 280-5160 • FAX (512) 280-5165
PATH-G:\PROJECTS\PLAT5.WG

FILING DATE: MARCH 22, 2005
CITY FILE # C81-04-0188.1A

12702



Date: January 31, 2007
To: Wendy Walsh, Case Manager
CC: Scott Feldman, P.E. Alliance Transportation Group
Reference: Rancho Alto TIA, C14-06-0144-0152

The Transportation Review Section has reviewed the Traffic Impact Analysis for Rancho Alto, dated September 2006, prepared by Scott Feldman, P.E., Alliance Transportation Group, Inc, and offers the following comments:

TRIP GENERATION

Rancho Alto is a 70.249-acre development located in south Austin at the southeast corner of Frate Barker Road and Rancho Alto Road.

The property is currently undeveloped and zoned Interim Rural Residence (I-RR) The applicant has requested a zoning change to Single Family Residence (SF-2) and Community Commercial (GR) The estimated completion of the project is expected in the year 2010

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 6,746 unadjusted average daily trips (ADT)

The table below shows the adjusted trip generation by land use for the proposed development.

LAND USE	Size	ADT	AM Peak	PM Peak
Single Family	283du	2,708	208	273
Shopping Center	22,156sf	2,394	64	153
Fast Food with Drive Thru	3,000sf	1,228	81	52
Total New Trips		6,330	353	478

ASSUMPTIONS

1. Traffic growth rates provided by TXDOT were as follows:

Roadway Segment	%
All Roads	2.5%

ATTACHMENT A

2. In addition to these growth rates, background traffic volumes for 2006 included estimated traffic volumes for the following projects:

- C8J-04-0168.0A Shady Hollow Gardens
- C8J-04-0188 Rancho Alto Subdivision
- C8-05-0141 Dakota Springs
- SP-05-1241C Primrose School for Shady Hollow

3. Reductions were taken for pass-by for the following uses.

Land Use	AM	PM
Shopping Center	34%	34%

4. No reductions were taken for internal capture or transit

EXISTING AND PLANNED ROADWAYS

Brodie Lane – This roadway is currently classified as a two lane minor arterial with plans to be upgraded to a divided section by the year 2030

Frate Barker Road – This roadway is currently classified as a two lane minor arterial. The 2030 Campo plan calls for this road to be upgraded to a four lane undivided minor arterial.

Manchaca Road – Manchaca Road is a two lane undivided major arterial and is planned to be upgraded to a four lane divided major arterial by the year 2030. The 2004 traffic volumes for this facility were 14,000 vehicles per day within the vicinity of the site.

Rancho Alto Road – Rancho Alto Road is classified as a collector and currently exists as a gravel roadway. With the construction of the Rancho Alto Subdivision, associated with this zoning case, the roadway will be upgraded to City of Austin standards.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 4 intersections, 2 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Intersection	2006 Existing		2010 Site + Forecasted	
	AM	PM	AM	PM
Manchaca Road and Frate Barker Road*	C	F	C	C
Frate Barker Road and Rancho Alto Road	A	A	A	A
Frate Barker Road and Marcus Abrams Boulevard	A	A	A	A
Frate Barker Road and Brodie Lane**	A	A	C	C
Site Driveway and Rancho Alto Road			A	A
Site Driveway and Frate Barker Road			A	A

* = SIGNALIZED ** = SIGNAL FULLY FUNDED BY TRAVIS COUNTY

RECOMMENDATIONS

1) Prior 3rd Reading at City Council fiscal is required to be posted for the following improvements:

Intersection	Improvement	Total Cost	Pro Rata Share (%)	Pro Rata Share (\$)
Manchaca Road and Frate Barker	Eastbound left turn lane	\$56,177	16.8%	\$9,437.74
	Northbound left turn lane	\$60,337	19.8%	\$11,946.67
	Southbound right turn lane	\$56,177	15.5%	\$8,707.44

- 2) Intersection of site street and Frate Barker Road is required to be submitted prior to 1st Reading at City Council.
- 3) Driveway alignment and minimum widths are recommended as stated in the TIA.
- 4) Two copies of the final TIA are required to be submitted prior to 3rd Reading at City Council
- 5) Final approval from Travis County is required prior to 1st Reading.
- 6) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics

If you have any questions or require additional information, please contact me at 974-2788.



Emily M. Barron
Sr Planner ~ Transportation Review Staff
Watershed Protection and Development Review

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 31, 2007, as provided in Attachment A

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

SF-2 zoning is appropriate given the size and setbacks of the platted lots, and is consistent with other related cases in Rancho Alto which are zoned I-SF-2.

EXISTING CONDITIONS

Site Characteristics

The subject property is under construction, relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Bear Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%

Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec 25-6-142]. Comments are provided in Attachment A.

Water and Wastewater

The landowner intends to serve each lot with City of Austin water and wastewater utility service. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

Compatibility Standards

The proposed SF-2 zoning does not trigger the application of compatibility standards.